Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 7316 PAGE 389

FROM Marcus A. Ballard AND Lori Stephens, Trustee

TO Lori Stephens, Trustee TO Marcus A. Ballard et ux Judy G. Ballard

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
Marcus A. Ballard (NAME)	City Federal Savings Bank (NAME)	94-2-221
234 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	23W 01995
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
2711 Murfreesboro Road #105
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1987

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

FOR AND IN CONSIDERATION of one dollar cash in hand and other good and valuable consideration and for the express purpose of making a re-conveyance to create fee simple interest in Marcus A. Ballard et ux, Judy G. Ballard

We, Marcus A. Ballard

by these presents do hereby quitclaim and convey unto Lori Stephens, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of United Electric Railway Co. Subdivision, of record in Book 161, Page 8, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marcus A. Ballard by deed from Harold F. Goodwin and wife, Lois Goodwin of record in Book 6665, Page 488, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This { unimproved / is improved } property, known as 2002 Eastside Avenue, Nashville, TN 37206 (House Number) (Street) P. O. Address (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

BOOK 7316 PAGE 390

And now, I, the said Lori Stephens, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Marcus A. Ballard et ux, Judy G. Ballard

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 1987.

Marcus A Ballard

Lori Stephens
Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Marcus A. Ballard et ux, Judy G. Ballard, the Bargainors, with whom I am personally aquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July 1987.

Notary Public

My commission expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori Stephens, Trustee, the bargainor, with whom I am personally acquainted, and acknowledged that he, as Trustee, executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July 1987.

Notary Public

My commission expires: 11-1-87

5259

IDENTIFICATION REFERENCE

Aug 4 2 53 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN